

Spruce Hills Condo Association
Minutes of Open Session
Spruce Hills Clubhouse
August 16, 2022

Welcome and Call the Meeting to Order: Meeting call to Order at 8:00 pm

Motion to approve Minutes

Working and Open Meeting – July 19, 2022

Working Meeting – August 2, 2022

*All in Favor and Motion was approved

<u>Board Members Present:</u>	Janet Traphagen	President
	Aaron Graf	Vice President
	Michelle Brito	Secretary
	William Palaferro	Treasurer

Association Members Present: See Attached

Treasurer's Report

	<u>July 2022</u>	<u>August 2022</u>
Checking –	\$ 149,550.68	\$ 71,569.48
Savings -	\$ 57,642.47	\$ 45,792.66
Capital Fund -	\$ 640,865.68	\$ 641,228.32
Special Assessment	\$ 6,071.36	\$ 8,734.93

Motion to Accept

Treasurer Report

*All in Favor and Motion was approved

Motion to Approve

Bill List - \$120,982.91 total

\$57,000 CP Engineering & \$38,000 to Insurance

*All in Favor and Motion was approved

Votes to be Ratified

- Snow Contract with Pat's Lawncare for 2022-2023 Winter Season
- Deck staining to the backs of decks of Building 4 – John Barry will complete
- New Storage unit at Prime Storage
- Scope of Work to be Bid-Out

Projects still in process

- 1708 door replacements
- Replacement of decks to Buildings 3, 4, 5 & 17
- Alcoves to Buildings 3, 4, 5 & 17
- Staining of the decks installed last year – 3 to go
- Tree Removal & Stump Grinding – to continue this week – Our guys to move grindings onto raised beds in visitors parking areas.

Projects Completed

- Replacement of decks to building 5 – 1 deck in building 3
- Siding on building 5

Open the floor for discussion

- Residents want to know why so many trees are being taken when they are healthy. Our property was an excessive amount of trees that are overgrown, too close to the buildings, leaning over, pushing retaining walls and roots growing into foundations/pipes. There are no plans to replace the trees that are being taken down though it is something to consider over time. With the trees gone, unit owners expressed concerns of water buildups near the buildings.
- Tree work is being completed this week. The grinding could not begin until the utility company came and marked out their areas. Those grindings will be used to fill in the raised beds in the visitors parking areas.
- Phone company is responsible for the rectangle boxes in the grass.
- PSE&G is responsible for the light post that was knocked down in the parking lot.
- Shrub and weed removal behind dumpster areas and along easements are ongoing
- Can maintenance guys take care of landscaping? Campus is too large for 2 guys to tackle.
- New Property Manager – Unit owners would like to see an introduction letter
- Looking into renegotiating contract with RA to include trimming of bushes.
- Sliding Glass doors – Concerns with voiding warranties. Speak to your warranty company for details. Invoices will be sent to each individual unit owners in respect to work that has been done to their unit.
- Gutters – Water has nowhere to drain if there were gutters. We would most likely need an engineer to inspect water draining options.
- Unit owners expressed their concerns, frustrations & questions in regards to the upcoming Assessment for ongoing construction project including
 - How are working people supposed to pay \$250 a month for 5 years?
 - Requesting a copy of Engineers Report, Scope of Work, Financial breakdown of materials
 - Unit owners can view said reports at the office, with an appointment
 - Why can't meetings be recorded?
 - Produce a financial breakdown of where Assessment funds are going.

Next Meeting

The next Board meeting will be Tuesday, September 20, 2022

Motion to close meeting

Aaron Graf 2nd

*All in Favor and Motion Approved

Janet K. Luyhagen
President

9/20/22



SPRUCE HILLS CONDO ASSOCIATION

100 Spruce Hills Drive

Glen Gardner, NJ. 08826

Tel: 908-537-7515

Email: pmanager@sprucehills.org

MEETING SIGN IN SHEET	August 16, 2022
------------------------------	------------------------

	PRINT NAME	Signature	UNIT #
1	Janet Traphagen	<i>Janet K. Traphagen</i>	814
2	Aaron Graf	<i>Aaron Graf</i>	1914
3	Michelle Brito	<i>Michelle Brito</i>	1511
4	William Palaferro	<i>William Palaferro</i>	815
5	Kim Merklin	<i>Kim Merklin</i>	n/a
6	Camille Noonan	<i>Camille Noonan</i>	50,
7	Regina Rispoldo	<i>Regina Rispoldo</i>	109
8	ELIZABETH SWAN	<i>Elizabeth Swan</i>	2013
9	Ken O'Neil	<i>Ken O'Neil</i>	1616
10	Christine Mayercik	<i>Christine Mayercik</i>	1902
11	Fleur Baumgartner	<i>Fleur Baumgartner</i>	1004
12	Pam Katzenback	<i>Pam Katzenback</i>	1016
13	Gina Ambrosio	<i>Gina Ambrosio</i>	2014
14	FRED TORLIS#	<i>Fred Torlis</i>	1006
15	LISA ALVES	<i>Elizabeth Alves</i>	1109
16	Ken Madelley	<i>Ken Madelley</i>	1001
17	Grace Beam	<i>Grace Beam</i>	2005
18	Jennifer Hunt	<i>Jennifer Hunt</i>	1605
19	Lindsay Caraballo	<i>Lindsay Caraballo</i>	710
20	Teresa Staats	<i>Teresa Staats</i>	1904
21	Kate Brady	<i>Kate Brady</i>	1909
22	Carol Karas	<i>Carol Karas</i>	1306
23	Lynette Pascall	<i>Lynette Pascall</i>	302
24	Robinson	<i>Robinson</i>	111/1205/1816
25	Michelle Wisniewski	<i>Michelle Wisniewski</i>	1602
26	VYan Mora	<i>Vyan Mora</i>	1607
27	DOROTHY Nicolai	<i>Dorothy Nicolai</i>	111



SPRUCE HILLS CONDO ASSOCIATION

100 Spruce Hills Drive

Glen Gardner, NJ. 08826

Tel: 908-537-7515

Email: pmanager@sprucehills.org

MEETING SIGN IN SHEET		August 16, 2022	
	PRINT NAME	Signature	UNIT #
1	ERIK KUPIS	[Signature]	315
2	Kelly Zell	[Signature]	213
3	Joyce Mc GEORGE	[Signature]	307
4	Teresa Miles	[Signature]	307
5	Ann Appaw	[Signature]	307
6	Meghan Umph	[Signature]	1213
7	Allison DeCast	[Signature]	1714
8	M. AVERBACH	[Signature]	1602
9	Linda Maher	[Signature]	1005
10	Jennifer Cardone	[Signature]	1109
11	Sam Haurmstein	[Signature]	601
12	BENJAMIN	[Signature]	6001
13			601
14	Ben Vreebund/Chaysauce	[Signature]	2001
15	JOHN BROWN	[Signature]	1701
16	Shelbymitzen	[Signature]	1806
17	Patricia Duff	[Signature]	808
18	Clare Cuoco	[Signature]	1303
19	Walt Sibinger	[Signature]	1103
20	Pamela Zuma	[Signature]	1203
21	UT Vorony	[Signature]	1202
22	Alex Vcc	[Signature]	316
23	Karen Smith	[Signature]	1710
24	TERRI SLAY	[Signature]	1515
25	Sean Knudt	[Signature]	709
26	Samantha Fitzgerald	[Signature]	1610
27	Pam Nicolai	[Signature]	412



SPRUCE HILLS CONDO ASSOCIATION

100 Spruce Hills Drive
Glen Gardner, NJ. 08826

Tel: 908-537-7515

Email: pmanager@sprucehills.org

MEETING SIGN IN SHEET

August 16, 2022

	PRINT NAME	Signature	UNIT #
1	Galina		114
2	Terry Hoffmann		104
3	Matthew Dwyer Duffy		503
4	Amanda VanNatta		108
5	Ryan McKinney		108
6	Tanice Passaro		606
7	Pete Fleming		1409
8	Catalina Lamud		1808
9	De- Bahlman		803
10	Brandon Vitello		2105
11	Polina Schupsky		2105
12	Tracy Tortorello		304
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			